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File Number: 97-017

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BOOK **311** PAGE **487**  
STATE MS.-DE SOTO CO.  
FILED  
Jan 22 10 58 AM '97  
BK 311 PG 487  
W.E. DAVIS CH. CLK.

**WARRANTY DEED**

HALLE LAND PARTNERSHIP,  
a Tennessee Limited Partnership and  
RUSSELL H. KOSTKA

GRANTORS

TO

CENTER HILL PARTNERSHIP,  
a Tennessee General Partnership

GRANTEES

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, HALLE LAND PARTNERSHIP, a Tennessee Limited Partnership and RUSSELL H. KOSTKA, do hereby sell, convey and warrant unto CENTER HILL PARTNERSHIP, a Tennessee General Partnership the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

That certain real estate described on Exhibit "A" hereto, which Exhibit is hereby incorporated by reference as fully as if copies verbatim.

TO HAVE AND TO HOLD said interest in the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, unto the said Grantee, its heirs and assigns in fee simple forever.

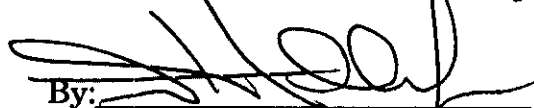
The warranty in this deed is subject to rights of way and easements for public roads and public utilities, zoning regulations in effect in DeSoto County, Mississippi and further subject to all applicable building restrictions; and ruther subject to the exceptions to warranty shown on Exhibit "A" attached hereto.

Taxes for the current year have been pro-rated.

Possession is to be given with delivery of Deed.

WITNESS the due execution hereof by the General Partner of Halle Lane Partnership, a Tennessee Limited Partnership, and Russell H. Kostka, on this the 20 day of January, 1997.

HALLE LAND PARTNERSHIP,  
A Tennessee Limited Partnership

By:   
David P. Halle, Jr.  
General Partner

  
RUSSELL H. KOSTKA

## STATE OF MISSISSIPPI

## COUNTY OF DESOTO

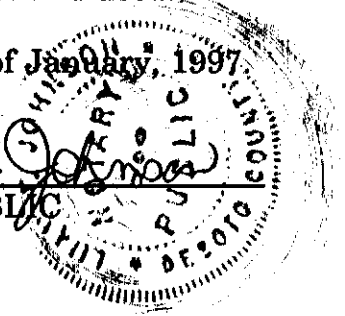
PERSONALLY appeared before me, the undersigned Notary Public, and for the State and County aforesaid, David P. Halle, Jr., the within named General Partner of Halle Land Partnership, a Tennessee Limited Partnership, who acknowledged that he signed and delivered the foregoing instrument on the day and year therein mentioned on behalf of the limited partnership as its voluntary act and deed.

GIVEN UNDER MY HAND AND SEAL this the 20 day of January, 1997.

My Commission expires:

11-27-99

*Luan W. Johnson*  
NOTARY PUBLIC



## STATE OF MISSISSIPPI

## COUNTY OF DESOTO

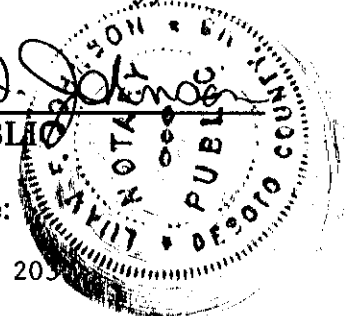
PERSONALLY appeared before me, the undersigned Notary Public, in and for the State and County aforesaid, Russell H. Kostka, who acknowledged that he signed and delivered the foregoing instrument on the day and year therein mentioned as his voluntary act and deed.

GIVEN UNDER MY HAND AND SEAL this the 20 day of January, 1997.

My Commission expires:

11-27-99

*Luan W. Johnson*  
NOTARY PUBLIC



Grantor's Mailing Address & Phone: Grantee's Address & Phone:

965 Ridgelake Blvd., Suite 203  
Memphis, TN 38120  
Business Phone: 901-524-5104

965 Ridgelake Blvd. Suite 203  
Memphis, TN 38120  
Business Phone: 901-761-3780

## EXHIBIT A

That Property Described in Book 215, Page 128 located in Section 32, Township 1 South, Range 5 West in DeSoto County, Mississippi:-

Beginning at a point in the east line of said Section 32, Township 1 South, Range 5 West said point being in Center Hill Road, said point being 1874.41 feet (Deed = 1859.88 feet) north of the southeast corner of said Section; thence continuing with said Section Line, North 05 Degrees 18 Minutes 10 Seconds West (North 5 Degrees 30 Minutes West) a distance 1755.92 feet to a point in the south line of the property described in Book 128, Page 761, said point being in the northeast corner of the property herein described; thence South 84 Degrees 15 Minutes 00 Seconds West and parallel with the south line of said Section a distance of 460.48 feet to a found steel bolt in the west line of the property as described in Book 128, Page 761; thence North 05 Degrees 18 Minutes 10 Seconds West and parallel with the east line of Section 32 a distance of 208.71 feet to a point in the north line of the property described in Book 215, Page 128; thence South 84 Degrees 08 Minutes 44 Seconds West (Deed = South 84 Degrees 15 Minutes West) with the north line of the property described in Book 215, Page 128 a distance of 1606.55 feet to an angle point; thence South 84 Degrees 23 Minutes 17 Seconds West (Deed = South 84 Degrees 15 Minutes West) with the north line of the property described in Book 215, Page 128 a distance of 1562.97 feet to a point in the west line of the property described in Book 215, Page 128, said point being located in the northwest corner of the property herein described; thence South 05 Degrees 18 Minutes 10 Seconds East (Deed = South 05 Degrees 30 Minutes East) and parallel with the east line of said Section 32 a distance of 3839.88 feet to a point in the south line of said Section 32, said point being in the southwest corner of the property herein described; thence North 84 Degrees 15 Minutes 00 Second East with the south line of Section 32 a distance of 2422.51 (Deed = 2459.16 feet) to a point in the west line of the "Pounders" property as described in Book 174, Page 218; thence North 05 Degrees 18 Minutes 10 Seconds West (Deed = North 05 Degrees 30 Minutes West) with the west line of the "Pounders" property as described in Book 174, Page 218 and parallel with the east line of said Section 32 a distance of 1874.41 feet (Deed = 1859.88 feet) to a point in the north line of the "Pounders" property as described in Book 174, Page 218; thence North 84 Degrees 15 Minutes 00 Seconds East with the north line of the property described in Book 174, Page 218 and the north line of the property described in Book 186, Page 417 a distance of 1207.49 feet (Deed = 1170.84 feet) to the point of beginning. Containing 265.55 acres (Deed = 268 acres) of land. And being situated in the NW, NE, SW, and SE quarter sections.

There are excepted from the warranty of this deed the following:

- (1) Right of way and easement in favor of Mississippi Power and Light Company recorded in Book 37, Page 242 in the Office of the Chancery Court Clerk of DeSoto County, Mississippi; and grant of Transmission Line Easement to the United States of America recorded in Book 192, Page 270 and in Book 110, Page 286 in the Office of said Chancery Court Clerk;
- (2) Right of the public as to any part of the subject property underlying Center Hill Road;
- (3) Location of fences; poles and wire lines; and anchor guy as appear on print of survey by Davis Engineering Co., Inc. dated October 26, 1996; and
- (4) 1997 DeSoto County taxes, which taxes the Grantee assumes and agrees to pay.